

Jefferson Local Development Corporation (JLDC)
Minutes April 21, 2021
Whitehall, Montana

Board Members present: Nick Hensleigh, Drew Dawson, Leonard Wortman, Erika Morris, Corri Barry, Jan Thorne, Adam Senechal, Clint Smith, Kristi Wilson

Staff present- Alison Richardson, Tom Harrington, Eric Seidensticker and Chris Lamoreaux

Call Meeting to Order: Meeting called to order by Nick H. at 10:00 am. A motion was made to accept the March 2021 minutes. Motion carried. Sub-committee minutes will be approved at the next meeting.

Treasurer's Report: Financials were presented for Borden's and JLDC. Motion was made to approve and passed. Question on Borden's need and audit now or when transitioned to JLDC. Erika indicated it should be done as we transition Borden's to JLDC.

Introduction made of Guests from Montana Manufacturing extension Council (MMEC) – Dave Allard, Brian Sullivan, and Elle Gahl. The Meat Processing report was presented and discussed briefly. Financial feasibility is lean with a six percent internal rate of return but has a great area benefit in creating good jobs and helping local producers.

Project Updates:

1. **Boulder Update** – DOJ is moving to MDC and open house is tomorrow at 11:00 am at the Boulder fairgrounds. IBC will remain as a tenant on the campus. The master plan design team will meet next week to reassess the project and is shifting focus more toward the South Campus. Brownfields application for Buildings, 6, 9 and 25 should have a response by May if they are successful. Building 6 demolition supports YDI new construction on that site and their capital campaign is nearing the target and expected to be finalized this summer.
2. **Whitehall Update** – Downtown master plan was approved and is advertised. The Star Theater architect review was award and needs \$4K match to proceed and funding is being worked. GSM tailings reprocessing project is progressing and hiring will be starting soon. The job creation grant was awarded for \$100K. Infrastructure bonding is progressing.
3. **North County Update** – Survey has been distributed and covers Jefferson City to Montana City. Response rate is good with around 15-18%. Coordination with Ash Grove is ongoing. Highway 518 turn lane bonding is being researched.
4. **Other items of discussion** – JLDC staff manual is being updated. Discussed employee benefits and Alison indicated a proposal would be presented during the budget process next month. Input from several board members involved with employees is to keep it simple. Discussed employee relationships and funding streams are difficult to understand it would be helpful to have a sheet that clarifies the supervisor role, performance appraisals, and specific funding streams that support each position. Motion was made that there be an addition to the employee handbook to include an employee section that lists funding streams, relationships, supervision, and evaluation procedures. Passed.

Meeting adjourned at 12:15 pm and next meeting will be at 1:30 pm in the north end of the county and see if Ash Grove conference room is available for the meeting.

